



**ORDINANCE NUMBER 2426**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW AN ACCESSORY BUILDING (GAZEBO) EXCEEDING 120 SQUARE FEET IN AREA LOCATED AT 3036 ABBEY LANE AND WITHIN THE PLANNED DEVELOPMENT NUMBER 69 (PD-69) ZONING DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING FOR AN EFFECTIVE DATE.**

Whereas, the City Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the state law with reference to the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:**

**SECTION 1.** That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit for an accessory building (gazebo) exceeding 120 square feet in area located at 3036 Abbey Lane.

**SECTION 2.** That the accessory building (gazebo) shall be constructed and located in accordance with the approved site plan attached as Exhibit "A".

**SECTION 3.** If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

**SECTION 4.** In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

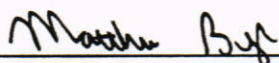
**SECTION 5.** This ordinance shall take effect immediately from and after its passage as the law in such case provides.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 21st day of September, 1998.**


APPROVED:

  
Mayor

APPROVED AS TO FORM:

  
City Attorney

ATTEST:

  
City Secretary



# FINAL LOT SURVEY

ALL PARTIES INTERESTED IN PREMISES SURVEYED:

This is to certify that I have, this date, made a careful and accurate on the ground survey of the property located at 3036 Abbey Lane, in the City of Farmers Branch, Texas, described as follows:

Being Lot 3, Block C, of Chapel Glen, an addition to the City of Farmers Branch, Dallas County, Texas according to the Plat thereof recorded in Volume 95208, Page 3691 of the map Records of Dallas County, Texas

This property does not lie within the boundaries of the 100-year flood plain according to the flood boundary and Floodway Map No. 480174 effective August 2, 1990.

APPROVED BY P & Z COMMISSION ON 8/24/98

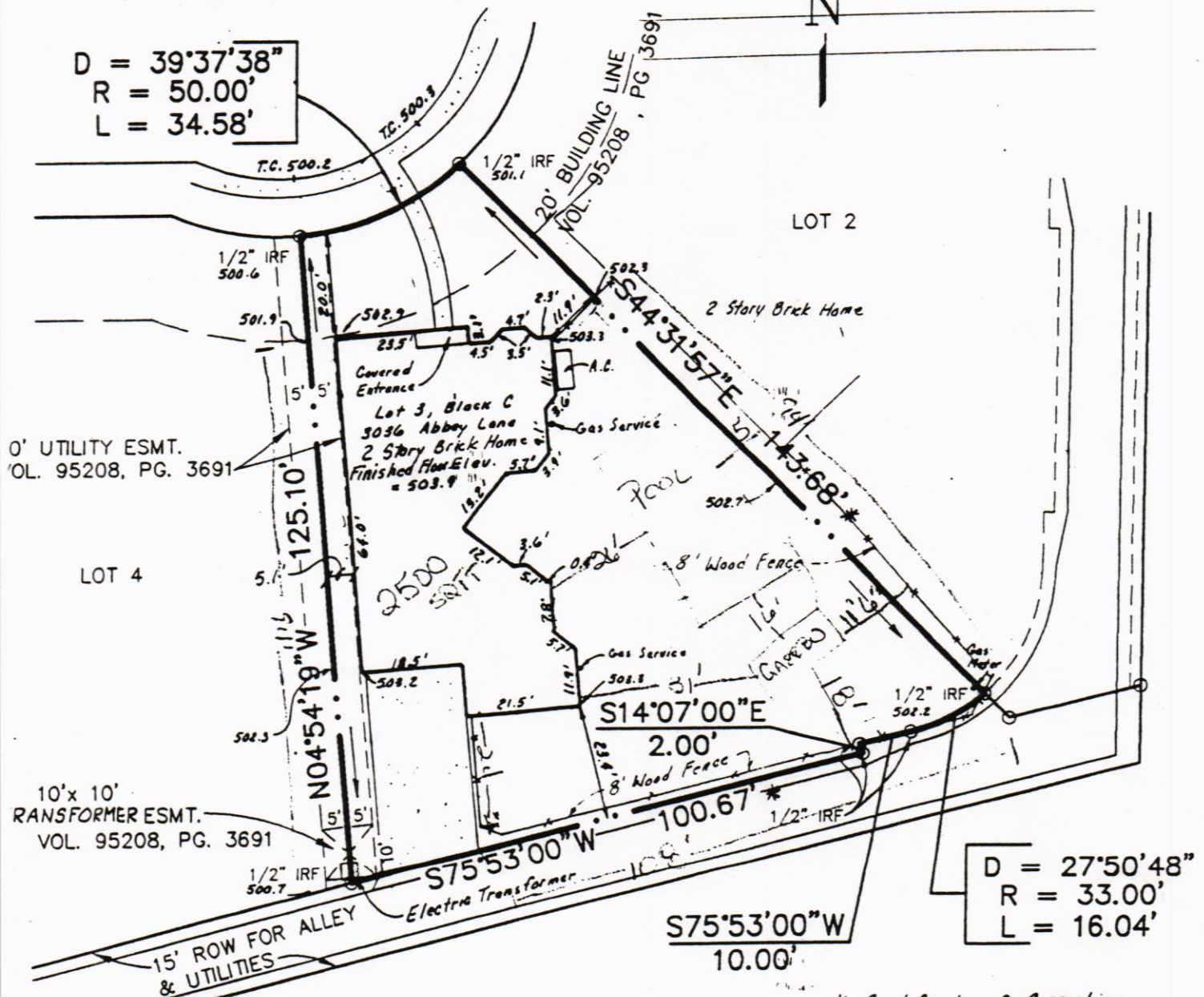
CONDITIONS: NONE

**ABBEY LANE**  
(50' ROW)

D = 39°37'38"  
R = 50.00'  
L = 34.58'

APPROVED BY CITY COUNCIL ON 9/21/98

CONDITIONS: NONE



D = 27°50'48"  
R = 33.00'  
L = 16.04'

\* Certificate of Correction  
Volume 97072, Page 1470

## CERTIFICATION

The plat hereon is a true, correct and accurate representation of the property as determined by this survey, the lines and dimensions of said property being as indicated by the plat; the size, location, type of buildings and improvements are shown, improvements within the boundaries of the property set back from the



SOUTHWEST FENCE & DECK, INC.

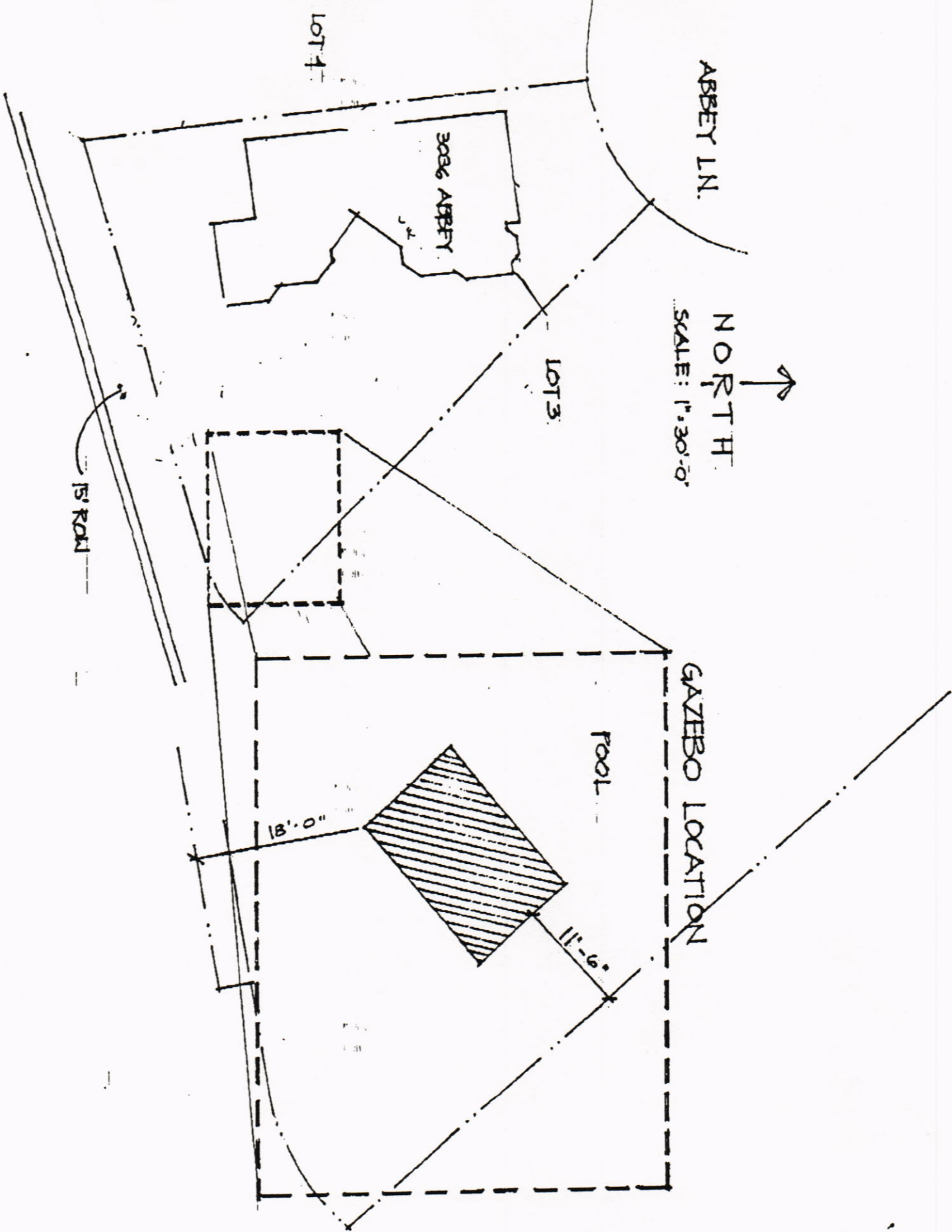
Date: August 18, 1998

City of Farmers Branch  
13000 William Dobson Parkway  
Farmers Branch, Tx 75234  
Attention: Steve Sims

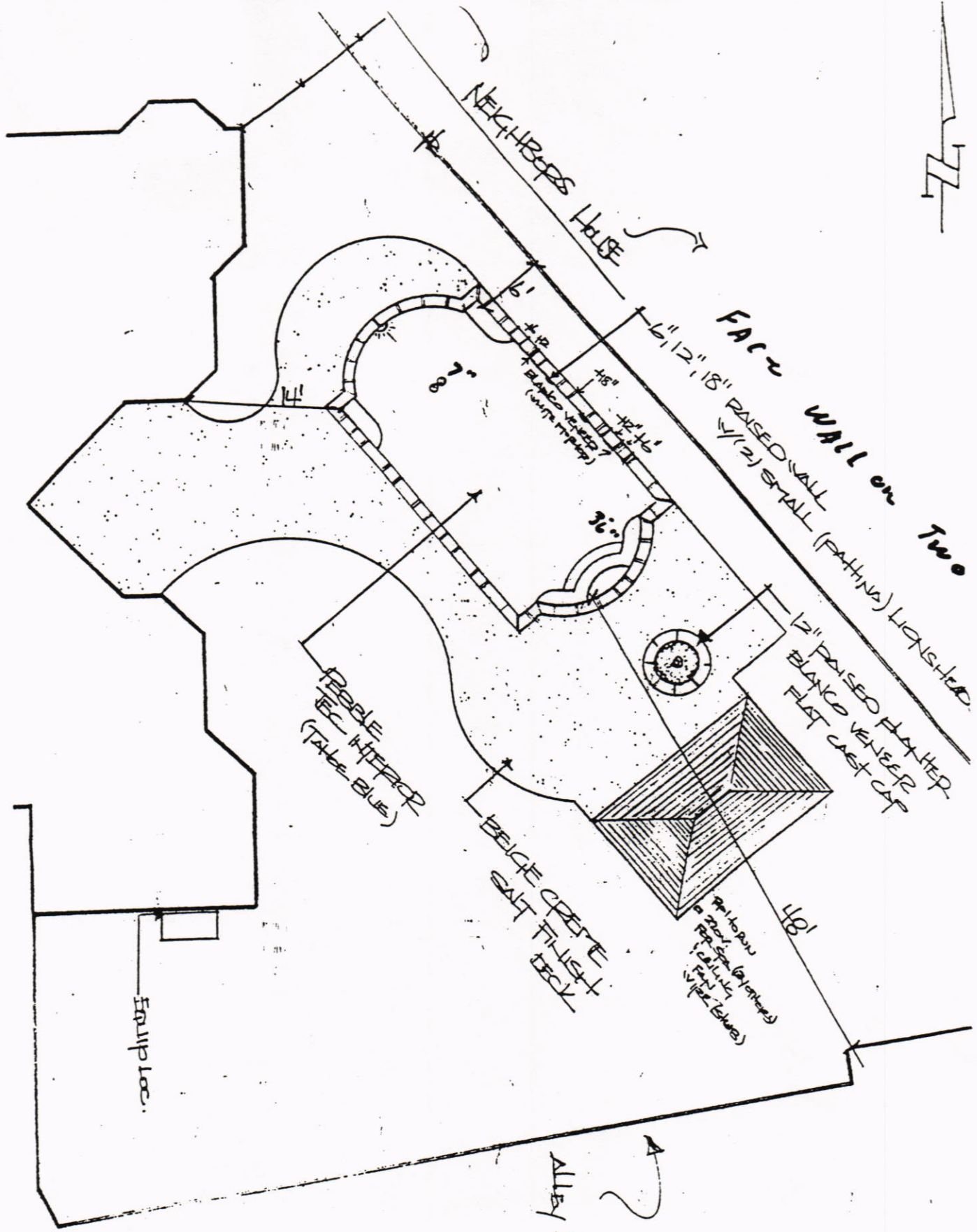
98-29 Site Plan Comments: 1<sup>st</sup> Review

1. See plan
2. See Plan
3. Down east side of fence line 94 lf, south side of fence line 108 lf, west side of house 94 lf.
4. Deep red and maroon brick and white masonite siding, and 25 year composition roof (fiberglass shingles)
5. Gazebo material will be out of Western Red Cedar. 8x8 cedar post, 4x12 beams, 2x8 joist, T1-11 double layer roof, shingles to match house.
6. Concrete foundation done by pool company. (Robertson Pools) *POST SET 3' DEEP*
7. See plan
8. Lot square footage: 9594  
House square footage: 2600  
Rear lot square footage: 3026  
Gazebo square footage: 280
9. Gazebo to be 31' away from house, 18' off back fence line, 11' 6" off side fence line, 16' away from pool.
10. See plan





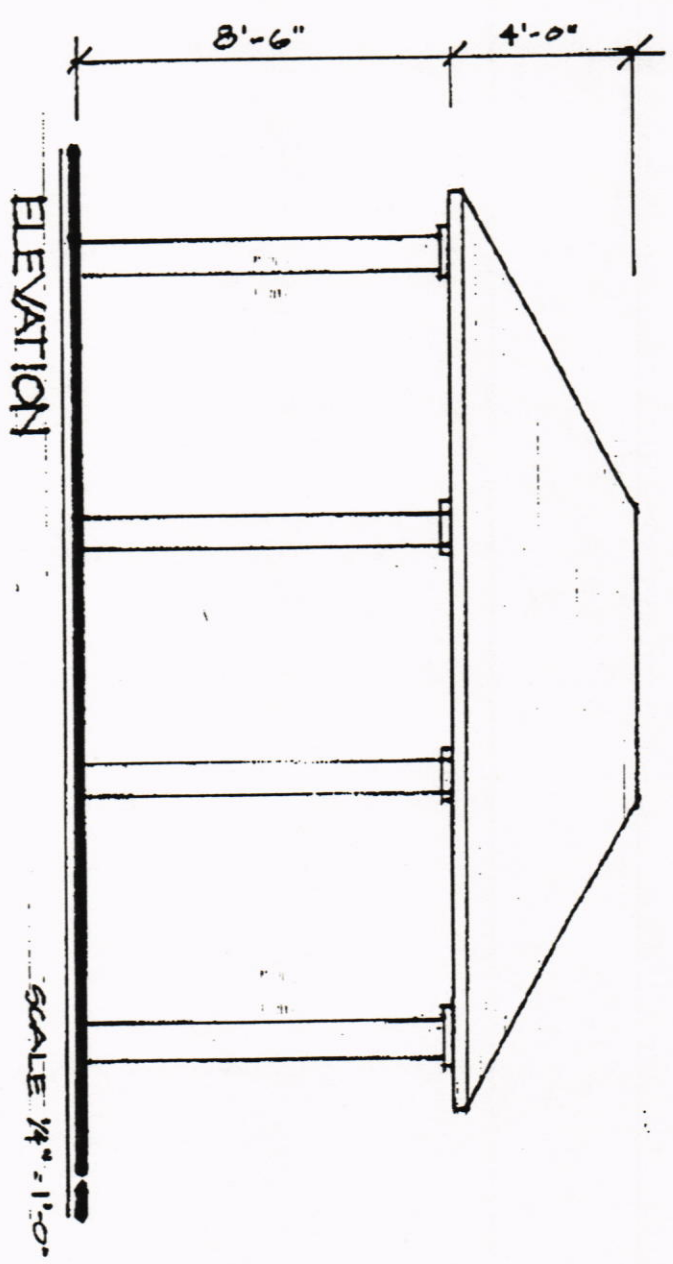
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SPECIAL NOTES

- FENCE REPAIRS
- 12" RAISED WALK
- PEBBLE INTERIOR
- CASTING FLOOR

GAZEBO AREA : 280 SQ. FT.



3036 ABBEY LN.



DECK

8x8 POST (6)

4x12 BEAM

2x8 JOIST

CHANGES TO MATCH  
HOUSE.

14'-0"

20'-0"

11'-6"

NORTH  
↑

SCALE: 1/4"=1'-0"

DOCK ABBEY LANE

